



## Ground Floor

6 Church Green West, Redditch, B97 4DY

### Well located retail unit

**1,035 sq ft**  
(96.15 sq m)

- Prominent position
- Return frontage
- 1,145 sqft NIA
- Well fitted
- New Lease available

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,035 sq ft                        |
| Rent           | £25,000 per annum                  |
| Rateable Value | £21,750                            |
| Service Charge | N/A                                |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (111)                            |

## Location

A handsome, striking building at the corner of William Street (which is partially pedestrianised) and Church Green West, forming part of The Golden Triangle of Redditch's prime professional office sector.

Local occupiers include: Lloyds Bank, HSBC, Pepe's Piri Piri, Papa Johns. The property is within view of the main entrance to the Kingfisher Centre.

## Description

The Property comprises a handsome 3-storey building of which the ground floor currently available and comprising:-

Ground Floor – Prominent and well appointed double fronted retail premises comprising Sales Area, Private Office separate Male and Female WCs, Kitchenette and Storeroom. The premises are fitted to a high standard with a suspended fissure tiled ceiling with inset lighting, electric heating and laminate flooring.

The total net internal floor area is some 1,035 sq ft.

## Rent

£25,000 per annum (no VAT)

## Tenure

A new business lease for a term of 3 or more years, with the Tenant responsible for all outgoings.

## EPC

E111

## Services

All mains services are available.

## Legal Fees

Each party to bear their own fees.

## Viewing

Strictly by appointment with our reception on 01527 584242



## Viewing & Further Information



Ian Parker  
01527 584242 | 07977 008815  
ian@truslove.co.uk

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